042.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,300 / 847,300
					USE VALUE:	847,300 / 847,300
					ASSESSED:	847,300 / 847,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARPE LINDA M--ETAL
Owner 2:	SHARPE THEODORE W
Owner 3:	
Street 1:	51 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUZYKA LINDA M--ETAL -
Owner 2:	SHARPE THEODORE W -
Street 1:	51 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1853 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	382,200	2,400	462,700	847,300
Total Card	0.121	382,200	2,400	462,700	847,300
Total Parcel	0.121	382,200	2,400	462,700	847,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.26 | /Parcel: 457.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29613
GIS Ref	
GIS Ref	
Insp Date	05/09/18

!3593!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,200	2400	5,280.	462,700	847,300	847,300	Year End Roll	12/18/2019
2019	101	FV	288,100	2400	5,280.	491,600	782,100	782,100	Year End Roll	1/3/2019
2018	101	FV	247,500	2400	5,280.	358,600	608,500	608,500	Year End Roll	12/20/2017
2017	101	FV	247,500	2400	5,280.	312,300	562,200	562,200	Year End Roll	1/3/2017
2016	101	FV	247,500	2400	5,280.	266,100	516,000	516,000	Year End	1/4/2016
2015	101	FV	241,200	2400	5,280.	260,300	503,900	503,900	Year End Roll	12/11/2014
2014	101	FV	241,200	2400	5,280.	214,000	457,600	457,600	Year End Roll	12/16/2013
2013	101	FV	241,200	2400	5,280.	203,600	447,200	447,200		12/13/2012

PRINT

Date	Time
12/10/20	18:48:27

LAST REV

Date	Time
06/11/18	09:53:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3593

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUZYKA LINDA M-	53690-59		10/19/2009	Family	1	No	No		
	19227-205		7/1/1988		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2017	2029	Heat App	16,000	C				
6/10/1999	330	Wood Dec	4,800					4X9 WOOD DECK
7/14/1994	342	Manual	3,200					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Inspected	BS	Barbara S
4/20/2018	MEAS&NOTICE	BS	Barbara S
1/13/2009	Meas/Inspect	294	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Meas/Inspect	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 462,722 | Spl Credit | Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21664858
Const Adj.:	0.99989998
Adj $ / SQ:	152.066
Other Features:	79651
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469576
Depreciation:	87341
Depreciated Total:	382235

COMMENTS

UAT UNFIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

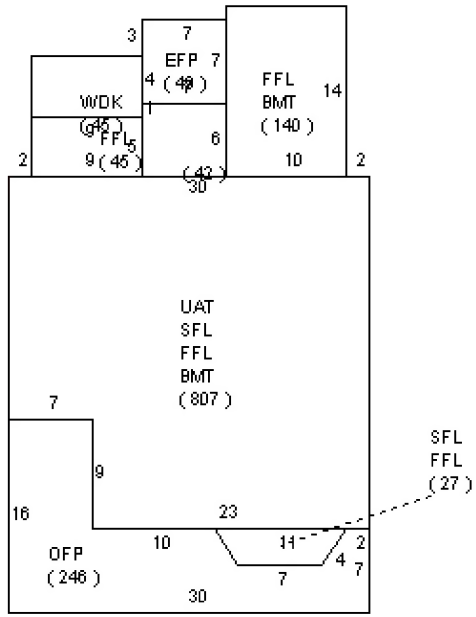
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.27
Special Features:	0	Val/Su Net:	114.36
Final Total:	382200	Val/Su SzAd	206.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,019	152.070	154,955
BMT	Basement	947	45.620	43,202
SFL	Second Floor	834	152.070	126,823
OFP	Open Porch	246	23.200	5,708
UAT	Upper Attic	202	60.830	12,272
EFP	Enclos Porch	49	72.590	3,557
WDK	Deck	45	16.000	720
	Net Sketched Area:	3,342	Total:	347,237
Size Ad	1853	Gross Are	3947	FinArea 1853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	FR	1925	25.34	T	50	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400

IMAGE

AssessPro Patriot Properties, Inc